

## LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

### for April 14, 2004 PLANNING COMMISSION MEETING

**P.A.S.:** Crossbridge Addition Preliminary Plat #04010

**PROPOSAL:** To preliminary plat three lots and two outlots in the H-3, Highway Commercial zoning district.

**LOCATION:** Generally located east of N. 27<sup>th</sup> Street and south of Fletcher Avenue.

**WAIVER REQUEST:**

Waiver to storm water detention

Modify the location of sidewalks along the private roadway

Waiver to turnaround radius

**LAND AREA:** 6.5 acres, more or less.

**CONCLUSION:** With conditions this plat is in conformance with the Zoning Ordinance, Subdivision Ordinance and Comprehensive Plan.

<b><u>RECOMMENDATION:</u></b> Preliminary Plat	Recommend Conditional Approval
Waiver to storm water detention:	Recommend Approval
Waiver to turnaround radius:	Recommend Approval

**GENERAL INFORMATION:**

**LEGAL DESCRIPTION:** Remaining portion of Lot 12 I.T.

**EXISTING ZONING:** H-3, Highway Commercial

**EXISTING LAND USE:** Residential.

**SURROUNDING LAND USE AND ZONING:**

North: undeveloped H-3, Highway Commercial

South: undeveloped B-2, Planned Neighborhood Commercial

East: undeveloped R-3, Residential

West: undeveloped R-3, Residential

**COMPREHENSIVE PLAN SPECIFICATIONS:**

The Trails and Bicycle Facilities Plan (F-95) indicates a trail near this property from the east extending west to N. 27<sup>th</sup> Street.

**HISTORY:**

Date when preliminary plat was submitted:  
(Requested "fast track" for automatic scheduling)

March 1, 2004

On June 25, 2001 City Council approved King Ridge Use Permit 103B.

On February 22, 1999 City Council approved King Ridge Use Permit 103A.

On November 16, 1998 City Council approved Change of Zone #3153 from R-3, Residential to H-3, Highway Commercial.

On February 17, 1998 City Council approved King Ridge Use Permit #103.

During the 1979 zoning update Zoning changed from A-A, Rural and Public Use to R-3, Residential.

**UTILITIES:** Water is provided from the existing public main in N. 27<sup>th</sup> Street, sanitary sewer is provided from the existing sanitary sewer line in the northeast of this subdivision.

**TRAFFIC ANALYSIS:** N. 27<sup>th</sup> Street is classified as an Urban Principal Arterial and Crossbridge Road is classified as a local road (F-103). The preliminary plat to the south showed a road extending to provide access for this property. That road is not built and does not show signs of being constructed in the near future. The Public Works and Utilities Department indicated that the proposed lot for a church may use the existing asphalt drive. If the developer desires to plat the other two lots, the public roadway must be installed, including the private roadway to the south of this plat.

**ANALYSIS:**

1. This is a request to preliminary plat three commercial lots and two outlots with a request to waive stormwater detention, turnaround radius and to modify the location of the sidewalks along both sides of the private roadway.
2. King Ridge UP #103B includes the area to the south of this application. A public access road (unnamed private roadway) is shown extending to the north abutting the property in this application. The private road to the south of this application has not yet been platted, but an asphalt drive exists in the location of the proposed private roadway.
3. The Public Works and Utilities Department indicated that a church use could use the existing drive to the south, but that the development of any other lot on the site

plan would create more traffic than is acceptable on a private asphalt drive and that the private roadway must be constructed to handle the additional traffic and be dedicated by final plat.

4. The Parks and Recreation Department indicated that the future trail indicated in the Comprehensive Plan should be located just north of this plat, in Northridge Heights along an existing overhead electrical line easement.
5. The applicant requests a waiver to location of sidewalks along the private roadway. Planning staff believes that this waiver is not needed because the sidewalks are provided on both sides of the private roadway. The sidewalks are set back from the private roadway due to the parking along the roadway. The waivers to stormwater detention and turnaround radius are acceptable to Public Works and Utilities Department. The turnaround radius does not appear to be necessary because of the large public access easement (which will be paved). Public Works and Utilities Department indicated that storm water detention is not needed because of the proximity to the Salt Creek flood plain.
6. The Fire Department was concerned about the ability to turn their vehicles around when the street is a dead-end. The applicant indicates a much larger public access easement over Outlot B, which alleviated the Fire Department's concerns. Although the site plan shows a dead-end private roadway, the entire public access easement will be paved. Parking stalls should be shown in order to confirm driving aisles that allow the forward movement of vehicles from the private roadway. The parking stalls can be conceptual, as long as a note is added to the site plan that allows forward access from the private roadway when building permits are reviewed.

**CONDITIONS:**

Site Specific:

1. After the subdivider completes the following instructions and submits the documents and plans and 6 copies to the Planning Department office, the preliminary plat will be signed by the Chair of the Planning Commission certifying approval: (NOTE: These documents and plans are required by ordinance or design standards.)
  - 1.1 Revise the preliminary plat to show:
    - 1.1.1 Revise the site plan to show setback waivers eliminated from the waivers table.

- 1.1.2 The Fire Department had concerns which are expressed in their attached memo. Revise the plat to the Fire Department's satisfaction.
- 1.1.3 The legal description does not include the section township and range and does not clearly indicate a lot number, revise the legal description to indicate the additional required information.
- 1.1.4 Remove the "community unit plan" from the approval block, revise it to indicate preliminary plat.
- 1.1.5 All lots must have frontage and access to a public street or private roadway, the plan does not show lots that meet this requirement. Revise the site plan to show lots that front upon and take access to the private roadway, the public access easement is not sufficient.
- 1.1.6 Indicate the purpose of the outlots on the site plan.
- 1.1.7 There is a thick dark line through the middle of the plat that is not identified. Indicate the purpose of this line, or remove it.
- 1.1.8 Provide easements and/or additional notes as requested by L.E.S.
- 1.1.9 Revise the plat to the satisfaction of the Public Works and Utilities Department.
- 1.1.10 The Parks and Recreation Department had two comments which are explained in their attached memo. Provide revisions to their satisfaction.
- 1.1.11 Show the on street parking stalls on the site plan.
- 1.1.12 Show sidewalks along N. 27<sup>th</sup> Street.

2. The Planning Commission approves associated request:

- 2.1 A modification to the requirements of the land subdivision ordinance to eliminate storm water detention, to allow sidewalks on both sides of the private roadway to be set back a parking stall's width, and to eliminate the cul-de-sac turnaround radius, provided forward vehicular movement is allowed through the parking lot.

3. Before receiving building permits on Lots 1 and 2:
  - 3.1 The private roadway shown in the King Ridge Preliminary Plat must be paved to provide access for the additional traffic in Crossbrige Addition.

General:

4. Final Plats will be approved by the Planning Director after:
  - 4.1 The sidewalks, streets, drainage facilities, street lighting, landscape screens, street trees, temporary turnarounds and barricades, and street name signs have been completed or the subdivider has submitted a bond or an escrow of security agreement to guarantee their completion.
  - 4.2 The subdivider has signed an agreement that binds the subdivider, its successors and assigns:
    - to complete the street paving of Crossbridge Road shown on the final plat within two (2) years following the approval of the final plat.
    - to complete the installation of sidewalks along both sides of Crossbridge Road and along the east side of N. 27<sup>th</sup> Street as shown on the final plat within four (4) years following the approval of the final plat.
    - to complete the public water distribution system to serve this plat within two (2) years following the approval of the final plat.
    - to complete the public wastewater collection system to serve this plat within two (2) years following the approval of the final plat.
    - to complete the enclosed drainage facilities shown on the approved drainage study to serve this plat within two (2) years following the approval of the final plat.
    - to complete land preparation including storm water detention/retention facilities and open drainageway improvements to serve this plat prior to the installation of utilities and improvements but not more than two (2) years following the approval of the final plat
    - to complete the installation of public street lights along Crossbridge Road within this plat within two (2) years following the approval of the final plat.

to complete the planting of the street trees along Crossbridge Road and the east side of N. 27<sup>th</sup> Street within this plat within four (4) years following the approval of the final plat.

to complete the planting of the landscape screen along the east side of the property abutting the residential zoned land within this plat within two (2) years following the approval of the final plat.

to complete the installation of the street name signs within two (2) years following the approval of the final plat.

to complete any other public or private improvement or facility required by Chapter 26.23 (Development Standards) of the Land Subdivision Ordinance in a timely manner which inadvertently may have been omitted from the above list of required improvements.

to submit to the Director of Public Works a plan showing proposed measures to control sedimentation and erosion and the proposed method to temporarily stabilize all graded land for approval.

to complete the public and private improvements shown on the preliminary plat.

to retain ownership of or the right of entry to the outlots in order to maintain the outlots and private improvements on a permanent and continuous basis and to maintain the plants in the medians and islands on a permanent and continuous basis. However, the subdivider may be relieved and discharged of this maintenance obligation upon creating, in writing, a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance. The subdivider shall not be relieved of such maintenance obligation until the private improvements have been satisfactorily installed and the documents creating the association have been reviewed and approved by the City Attorney and filed of record with the Register of Deeds.

to continuously and regularly maintain the street trees along the private roadways and landscape screens.

to submit to the lot buyers and home builders a copy of the soil analysis.

to pay all design, engineering, labor, material, inspection, and other improvement costs.

to comply with the provisions of the Land Preparation and Grading requirements of the Land Subdivision Ordinance.

to properly and continuously maintain and supervise the private facilities which have common use or benefit, and to recognize that there may be additional maintenance issues or costs associated with providing for the proper functioning of storm water detention/retention facilities as they were designed and constructed within the development, and that these are the responsibility of the land owner.

to relinquish the right of direct vehicular access from Outlot A to N. 27<sup>th</sup> Street.

to post the required security to guarantee completion of the required improvements if the improvements are not completed prior to approval of the final plat.

Prepared by:

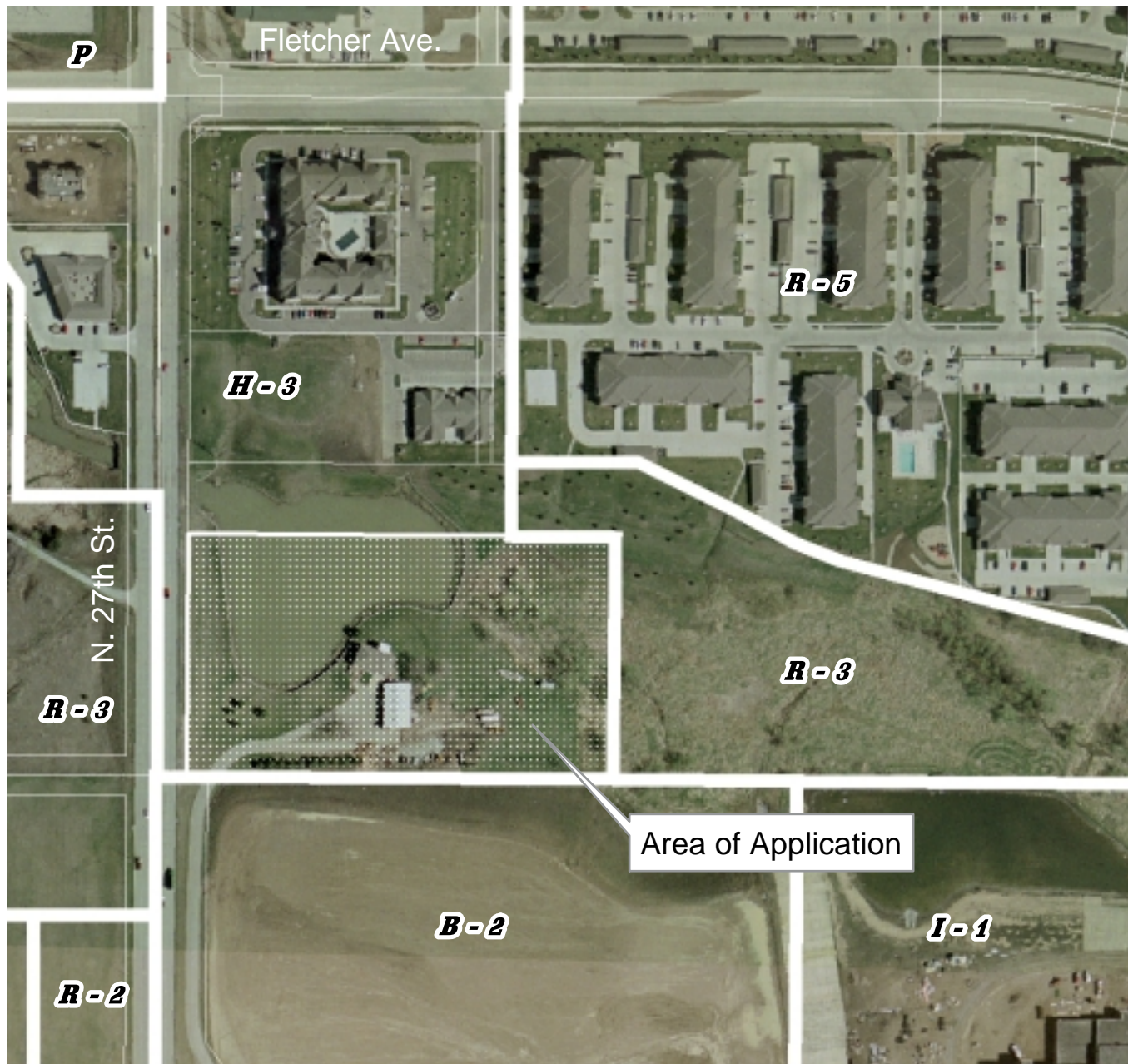
Becky Horner, 441-6373, [rhorer@ci.lincoln.ne.us](mailto:rhorer@ci.lincoln.ne.us)  
Planner

**DATE:** March 23, 2004

**APPLICANT:** Austin Realty Company, 3355 Orwell Street, Lincoln, 68516  
(402)436-3444

**OWNER:** Same

**CONTACT:** Mark Palmer, Olsson Associates, 1111 Lincoln Mall, Lincoln, 68508  
(402)474-6311



2002 aerial

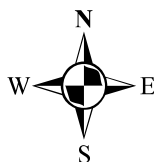
# Preliminary Plat #04010 Cross Bridge Addition

Alvo Rd.

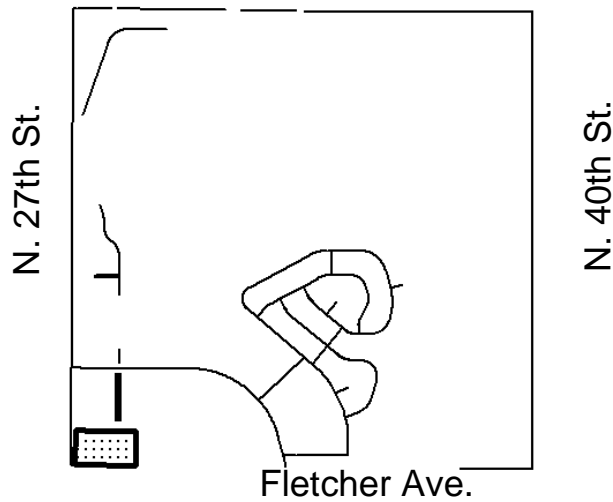
## Zoning:

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conservation District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District

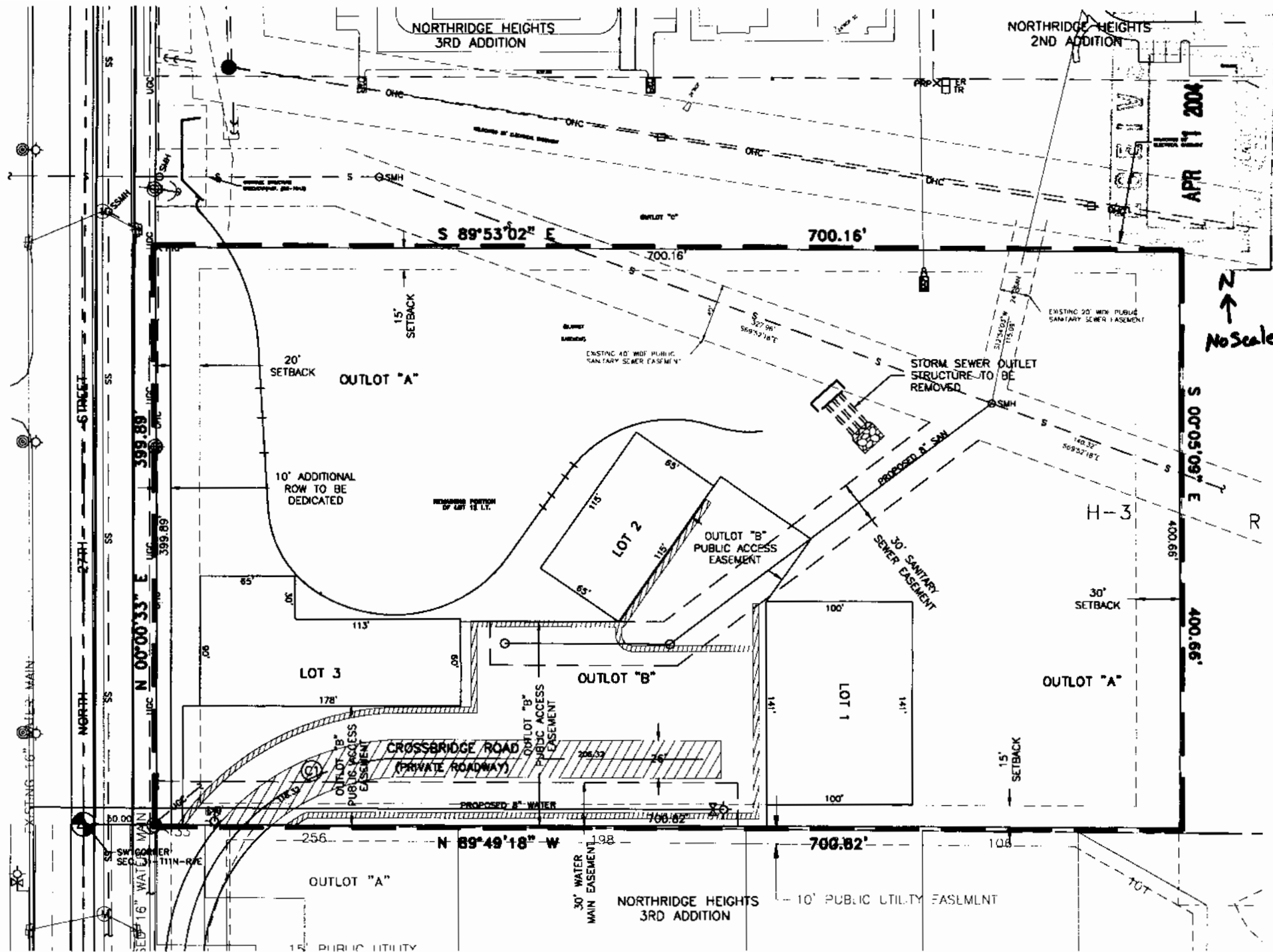
One Square Mile  
Sec. 31 T11N R7E



Zoning Jurisdiction Lines  
City Limit Jurisdiction







North Arrow  
No Scale

APR 17 2004



**OLSSON ASSOCIATES**  
ENGINEERS • PLANNERS • SCIENTISTS • SURVEYORS

25 February 2004

Mr Marvin Krout  
Planning Department, City of Lincoln  
County-City Building  
555 South 10<sup>th</sup> Street  
Lincoln, NE 68508

Re: Cross Bridge Addition Preliminary Plat  
OA Project No. 2003-1252

Dear Mr. Krout,

Enclosed, please find the following for the above-mentioned project:

1. Site Plan - 21 copies
2. Drainage and Grading Plans - 9 copies
3. Preliminary Plat Application
4. Preliminary Plat Application Fee - \$750.00
5. Soils Report - 1 copy

On behalf of the Owner/Developer, Austin Realty Company, 3355 Orwell Street, Suite 100, Lincoln NE 68516, we are requesting a *Preliminary Plat* on the property shown on the enclosed site plan, all located in the Northwest Quarter (NW4) of Section 6, T10N, R7E of the 6<sup>th</sup> PM, City of Lincoln, Lancaster County, Nebraska

Not correct  
BLUFF 31-107

We are requesting that this Preliminary Plat be "Fast Tracked" to the Planning Commission. There has been a Final Plat submitted for this site. A Preliminary Plat was requested as part of the final plat review. We met with staff on Friday, February 6<sup>th</sup> to review the proposed site plan and gain preliminary comments. Public Works had expressed concerns regarding some recent retaining wall construction on the property that has adversely affected the existing drainage way.

We have been able to address all of the concerns voiced at the meetings with staff. The pond that was created by the retaining walls has been drained and is not backing water into the box culvert under North 27<sup>th</sup> Street. The elimination of the pond relieves Public Works concern about the trunk sewer line being located under a pond. There is a private agreement with the developers of the King Ridge property to construct the private roadway through their site as shown on the King Ridge Use Permit. Notification has been given to them to proceed with design and construction of this roadway. They have 60 days from time of notification (weather permitting) to proceed with design and construction of the roadway.

The following waivers are being requested for the above-mentioned project. The justification for each waiver is listed below.

MAR 1 2004

1. A waiver to Design Standards to not construct sidewalks on both sides of the private roadway.

*The private roadway will have parking stalls on each side of the roadway. There are sidewalks shown; however, they are not adjacent to the private roadway. The sidewalks shown provide for pedestrian access to each lot.*

2. A waiver to the Lincoln Municipal code to reduce the required front yard setback from 30' to 20'.

*10' of the 30' front yard setback is being dedicated to the City of Lincoln for Right of Way for 27<sup>th</sup> Street. We are requesting a subsequent reduction in the front yard setback. It should be noted that the front yard setback area slopes severely downward to the west. The Public Works department has agreed to accept the Right of Way and setback as is, without additional site grading.*

3. A waiver to the Lincoln Municipal code to eliminate internal lot setbacks for lots 1, 2, and 3.

*The setbacks for the property are shown on the site plan. These setbacks have been shown within outlots that surround the buildable lots.*

4. A waiver to Design Standards to not require storm water detention on this site.


*The neighboring properties to the north and south (King Ridge and Northridge) were not required to provide detention due to their proximity to Salt Creek. As this property fits the same locational criteria, it should also be granted the same waiver.*

5. A waiver to Design Standards to not require a cul-de-sac at the end of the private roadway.

*This private roadway connects into a parking lot that will provide area for vehicles to turn around.*

Please contact me if you have any questions or require additional information.

Sincerely,



Mark C. Palmer, PE

Encls

cc John Schleich  
Tom Schleich  
DaNay Kalkowski

F:\Projects\20031252\doc\mkkrout-crossbridge.204.doc

MAR 1 2004

# Memorandum

---

<b>To:</b>	Becky Horner, Planning Department
<b>From:</b>	Chad Blahak, Public Works and Utilities
<b>Subject:</b>	Crossbridge Addition Preliminary Plat
<b>Date:</b>	3/23/04
<b>cc:</b>	Randy Hoskins

Engineering Services has reviewed the submitted plans for the Crossbridge Addition Preliminary Plat, located approximately 650' north of Enterprise Drive east of North 27th Street, and has the following comments:

- It is stated in the application letter that there is an existing private agreement between this owner and the owners of the property to the south that states that the owners to the south will construct the private roadway, as shown in the King Ridge Preliminary Plat to provide access to this lot. this is satisfactory for this plat, however, the private road will need to be constructed prior to building permits being issued for Lots 2 & 3.
- The waiver of design standards for sidewalk along the private roadway does not appear to be needed. The sidewalk is shown on the south side of the private road outside of the parking bays.
- Public Works approves the waiver of design standards for storm water detention as detention was waived for the King Ridge and Northridge Heights preliminary plats on the south and north sides of this plat respectively, due to the proximity to the Salt Creek flood plain.
- Public Works approves the waiver of design standards for the cul-de-sac turnaround provided that the public access easement include the driving isle around the parking lot shown.
- The information shown on the preliminary plat relating to the public water main system, public sanitary sewer system, and public storm sewer system has been reviewed to determine if the sizing and general method providing service is satisfactory. Design considerations including, but not limited to, location of water main bends around curves and cul-de-sacs, connection of fire hydrants to the public main, temporary fire hydrant location, location and number of sanitary sewer manholes, location and number of storm sewer inlets, location of storm sewer manholes and junction boxes, and the method of connection storm sewer inlets to the main system are not approved with this review. These and all other design considerations can only be approved at the time construction drawings are prepared and approved.



Terry Genrich  
<tgenrich@ci.lincoln.ne.us>  
e.us>

To: Becky Horner <rhomer@ci.lincoln.ne.us>  
cc: Mark Canney <mcanney@ci.lincoln.ne.us>  
Subject: Crossbridge Addition

03/30/2004 02:19 PM

Becky:

We have reviewed the Crossbridge Addition Preliminary Plat and do not see a need for an easement for the trail across this property. The most likely location for the trail going east of 27th Street is through Outlot C which is just north of this parcel in the general area of where the Electrical easement is currently located.

Terry

**LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT  
INTER-OFFICE COMMUNICATION**

**TO:** Becky Horner

**DATE:** March 15, 2004

**DEPARTMENT:** Planning

**FROM:** Chris Schroeder

**ATTENTION:**

**DEPARTMENT:** Health

**CARBONS TO:** EH File

**SUBJECT:** Crossbridge Addition

EH Administration

PP #04010

The Lincoln-Lancaster County Health Department (LLCHD) has reviewed the proposed development with the following noted:

- All wind and water erosion must be controlled during construction. The Lower Platte South Natural Resources District should be contacted for guidance in this matter.
- During the construction process, the land owner(s) will be responsible for controlling off-site dust emissions in accordance with Lincoln-Lancaster County Air Pollution Regulations and Standards Article 2 Section 32. Dust control measures shall include, but not limited to application of water to roads, driveways, parking lots on site, site frontage and any adjacent business or residential frontage. Planting and maintenance of ground cover will also be incorporated as necessary.

**Richard J Furasek**

03/09/2004 03:34 PM

To: Rebecca D Horner/Notes@Notes

cc:


Subject: Crossbridge Addition

Upon review of preliminary plat # 04010, the concern of our department is the dead end street that limits our access to the property. We have only one way in and one way out. We also need a fire station to provide both EMS and Fire protection into the area to be able to provide the type of service our citizens of our city have grown to expect.

Richard J. Furasek  
Assistant Chief Operations  
Lincoln Fire & Rescue  
1801 Q Street  
Lincoln Ne. 68508  
Office 402-441-8354  
Fax 402-441-8292

message to Becky Horner

**Richard J Furasek**  
03/26/2004 11:13 AM


To: Rebecca D Horner/Notes@Notes  
cc:  
Subject: Re: Crossbridge Addition 

That would alleviate our concern.

**Richard J. Furasek**  
Assistant Chief Operations  
Lincoln Fire & Rescue  
1801 Q Street  
Lincoln Ne. 68508  
Office 402-441-8354  
Fax 402-441-8292  
Rebecca D Horner



**Rebecca D Horner**  
03/24/2004 02:02 PM

To: Richard J Furasek/Notes@Notes  
cc:  
Subject: Re: Crossbridge Addition 

I have one question regarding your comments. Did you see that they have a public access easement over Outlot B? All of outlot b will be paved and you can use it like a large cul-de-sac. Would that help your concern about turning the trucks around?? I just wanted to check before I finished the staff report, in case that takes care of your concerns. Let me know, thanks :)

**Richard J Furasek**  
03/09/2004 03:34 PM

To: Rebecca D Horner/Notes@Notes  
cc:  
Subject: Crossbridge Addition

Upon review of preliminary plat # 04010, the concern of our department is the dead end street that limits our access to the property. We have only one way in and one way out. We also need a fire station to provide both EMS and Fire protection into the area to be able to provide the type of service our citizens of our city have grown to expect.

**Richard J. Furasek**  
Assistant Chief Operations  
Lincoln Fire & Rescue  
1801 Q Street  
Lincoln Ne. 68508  
Office 402-441-8354  
Fax 402-441-8292

message to Becky Horner





**Dennis L Roth**

03/09/2004 04:51 AM

To: Rebecca D Horner/Notes@Notes

cc:

Subject: re: Corssbridge Add

PROJ NAME: Crossbridge Add

PROJ NMBR: PP #04010

PROJ DATE: 03/01/04

PLANNER: Becky Horner

Finding no DUPLICATE/SIMILAR sounding names in our geobase for the street name proposed in this project, other than those which are an extension of an existing street.

Dennis "denny" Roth, ESD II/CAD Admin  
Emergency Communications 9-1-1 Center

STREETS:

PRIVATE: Crossbridge Rd

COMMENTS:

message to Becky Horner



**MICHAEL WOOLMAN**  
<lpd737@CJIS.CI.LINC  
OLN.NE.US>

03/08/2004 07:55 AM

To: R Horner <RHomer@ci.lincoln.ne.us>  
cc:  
Subject: Crossbridge Addition

Ms. Horner,

The Lincoln Police Department does not object to the Crossbridge Addition PP #04010.

Sergeant Michael Woolman  
Lincoln Police Department

**IMPORTANT**

**Return this report with two sets of corrected plans. The corrections noted below are required to be made to the plans prior to issuance of a permit. Please indicate under each item where the correction is made by plan sheet number or plan detail number.**

**A separate set of plans for review and final approval must be submitted by the licensed installing contractor/s if fire suppression systems, sprinklers, dry powder, fire alarm systems or underground tanks are installed.**

Permit # **DRF04022**

Address

Job Description: Development Review - Fire

Location: CROSSBRIDGE ADD

Special Permit:

Preliminary Plat: Y 04010

Use Permit:

CUP/PUD:

Requested By: BECKY HORNER

Status of Review: Approved

03/08/2004 11:37:36 AM

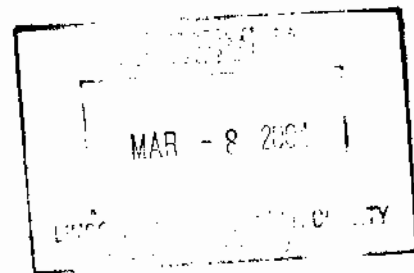
Reviewer: FIRE PREVENTION/LIFE SAFETY CODE

BOB FIEDLER

Comments: approved

**Current Codes In Use Relating to Construction Development in the City of Lincoln:**

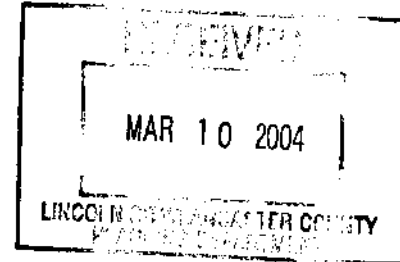
2000 International Building Code and Local Amendments  
2000 International Residential Code and Local Amendments  
1994 Nebraska Accessibility Guidelines (Patterned after and similar to ADA guidelines)  
1989 Fair Housing Act As Amended Effective March 12, 1989  
1979 Zoning Ordinance of the City of Lincoln as Amended including 1994 Parking Lot Lighting Standards  
1992 Lincoln Plumbing Code (The Lincoln Plumbing Code contains basically the 1990 National Standard Plumbing Code and local community Amendments.)  
1999 National Electrical Code and Local Amendments  
1997 Uniform Mechanical Code and Local Amendments  
1994 Lincoln Gas Code  
1994 NFPA 101 Life Safety Code  
2000 Uniform Fire Code and Local Amendments  
Applicable NFPA National Fire Code Standards



INTER-DEPARTMENT COMMUNICATION



**DATE:** March 9, 2004  
**TO:** Becky Horner, City Planning  
**FROM:** Sharon Theobald  
Ext 7640  
**SUBJECT:** DEDICATED EASEMENTS  
DN# 60N-27E



Attached is the Resubmitted Administrative Final Plat for Cross Bridge Addition.

**In reviewing the dedicated transmission line or other electrical easements shown on this plat, LES does not warrant, nor accept responsibility for the accuracy of any such dedicated easements.**

ALLTEL, Time Warner Cable, and the Lincoln Electric System will require blanket utility easements, excluding building envelopes, over Outlots A & B.

*Sharon Theobald*

ST/ss  
Attachment  
c: Terry Wiebke  
Easement File